

# FOR SALE

## KIMBERLY COURT CONDOMINIUMS

3860 SW 178<sup>th</sup> Ave., Beaverton, OR 97007



4800 Meadows, Suite 300, Lake Oswego, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



### PROPERTY HIGHLIGHTS

- 2 bed / 2 bath condos, ~972 SF
- 10 units, each individually deeded to the same owner, allowing flexibility for a new buyer to lease or sell the units
- Built solidly in 1980, professionally managed with amazing curb appeal
- 2 units have been updated with an open-concept kitchen, granite and maple cabinetry, new appliances, energy-efficient windows and doors
- Central heating
- Each condo sports either a private patio or balcony
- Excellent walk and bike scores (82, 81)
- Surface lot parking
- Top-rated schools and lush parks nearby; easy transit access to Beaverton Transit Center
- Close proximity to Tualatin Valley Highway (State Highway 8 or TV Hwy)
- \$1.69M
- Below market rents leave some room to expand the investment numbers



### FOR MORE INFORMATION:

**Steve Hunker**, CCIM, Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)



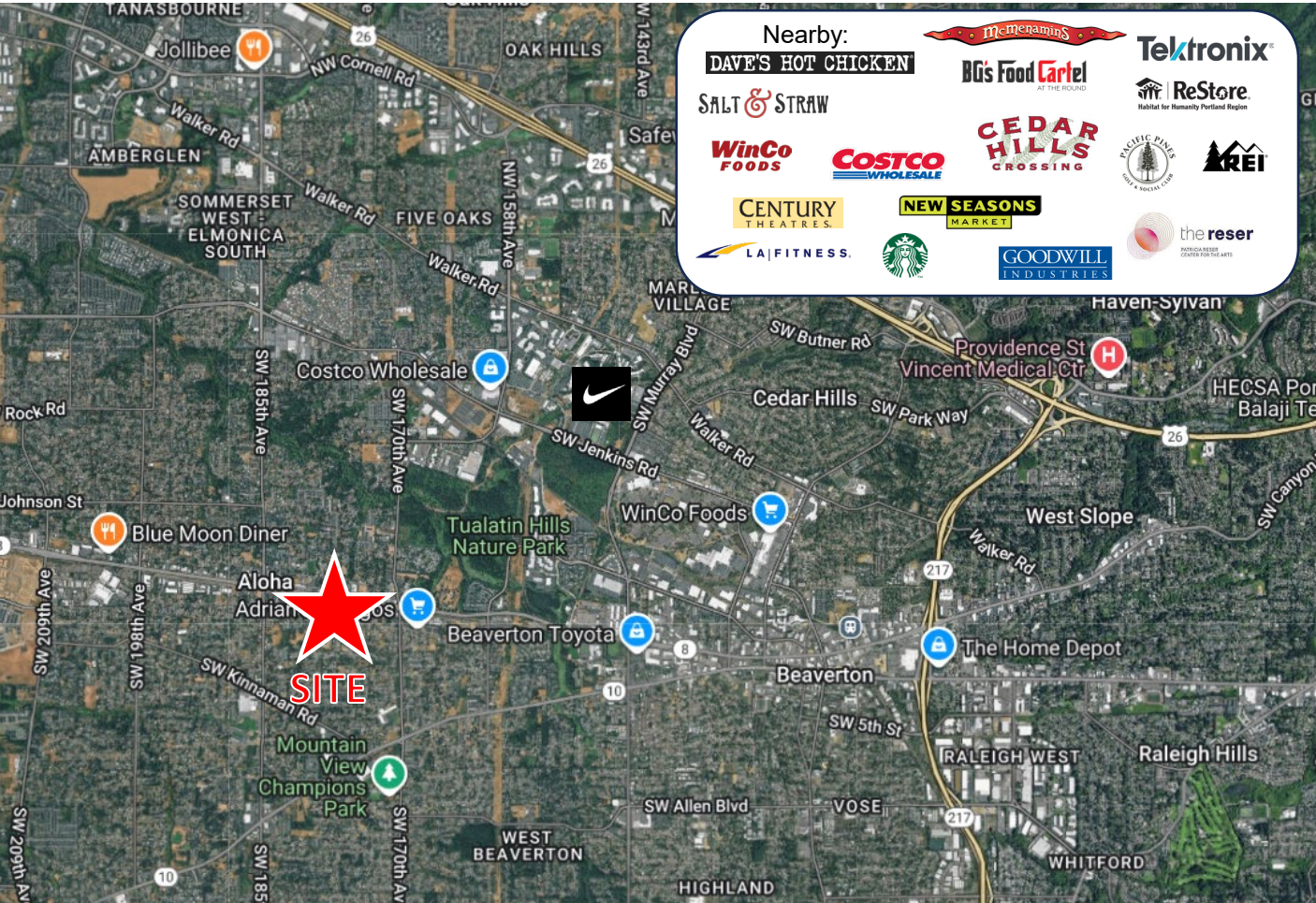
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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	21,694	157,970	345,463
2029 Projected Population	21,924	159,274	347,700
Est. Average Household Income	\$98,376	\$108,992	\$121,821
Est. Total Businesses	713	5,463	16,135
Est. Total Employees	3,826	51,491	138,905



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.